



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2016

St. Paul's Episcopal School
161 Dogwood Lane
Mobile, AL 36608

Re: 3453 & 3455 Loyola Lane
 (South side of Loyola Lane at the South terminus of Dogwood Lane).
 Council District 7
 SUB2016-00113 (Subdivision)
 St. Paul's Student Center Subdivision

Dear Applicant(s):

At its meeting on November 17, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) Placement of a note on the final plat stating that the lot is denied direct access to Loyola Lane, and limited to shared access to Loyola Lane via Dogwood Lane;
- 2) Compliance with Engineering comments (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. C. Provide and label the monument set or found at each subdivision corner. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering. E. Show the recording information for the vacated easement. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm

St. Paul's Student Center Subdivision
November 21, 2016

- water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);
- 3) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any new parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
 - 4) Compliance with Urban Forestry comments, and revision of the note on the site plan (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);
 - 5) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));
 - 6) Provision of a one revised PUD site plan and one revised Planning Approval site plan prior to the signing of the final plat; and
 - 7) Completion of the Subdivision process prior to any request for land disturbance or permits for new construction (demolition is OK).

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

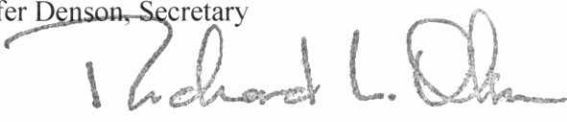
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

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St. Paul's Episcopal School
161 Dogwood Lane
Mobile, AL 36608

Re: 3453 & 3455 Loyola Lane
(South side of Loyola Lane at the South terminus of Dogwood Lane).
Council District 7
ZON2016-01855 (Planning Approval)
St. Paul's Student Center Subdivision

Dear Applicant(s)/ Property Owner(s):

At its meeting on November 17, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planning Approval to allow the operation of a school in an R-1, Single-Family Residential District.

After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:

- 1) **Compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation**

St. Paul's Student Center Subdivision PLA
November 21, 2016

- Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 2) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any new parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
 - 3) Compliance with Urban Forestry comments and revision of the note on the site plan (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);
 - 4) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));
 - 5) Compliance with the standard tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;
 - 6) Compliance with Section 64-6.A.3.i. of the Zoning Ordinance regarding parking lot screening;
 - 7) Compliance with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance regarding new site and parking lot lighting;
 - 8) Any new dumpsters added to the site to be installed in compliance with Section 64-4.D.9. of the Zoning Ordinance;
 - 9) Provision of a one revised PUD site plan and one revised Planning Approval site plan prior to the signing of the final plat; and
 - 10) Completion of the Subdivision process prior to any request for land disturbance or permits for new construction (demolition is OK).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning & Zoning

cc: McCrory & Williams, Inc.



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MOBILE CITY PLANNING COMMISSION

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Re: 3453 & 3455 Loyola Lane
 (South side of Loyola Lane at the South terminus of Dogwood Lane).
 Council District 7
 ZON2016-01854 (Planned Unit Development)
 St. Paul's Student Center Subdivision

Dear Applicant(s)/ Property Owner(s):

At its meeting on November 17, 2016, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planning Approval to allow the operation of a school in an R-1, Single-Family Residential District.

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) Compliance with Engineering comments (ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff**

St. Paul's Student Center Subdivision PUD

November 21, 2016

- Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 2) Compliance with Traffic Engineering comments (Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by Traffic Engineering and conform to AASHTO standards. Any new parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
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 - 4) Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code));
 - 5) Compliance with the standard tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance;
 - 6) Compliance with Section 64-6.A.3.i. of the Zoning Ordinance regarding parking lot screening;
 - 7) Compliance with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance regarding new site and parking lot lighting;
 - 8) Any new dumpsters added to the site to be installed in compliance with Section 64-4.D.9. of the Zoning Ordinance;
 - 9) Provision of a one revised PUD site plan and one revised Planning Approval site plan prior to the signing of the final plat;
 - 10) If no permits for land disturbance or new construction are obtained within one year of approval, the PUD approval will expire; and
 - 11) Completion of the Subdivision process prior to any request for land disturbance or permits for new construction (demolition is OK).

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning & Zoning

cc: McCrory & Williams, Inc.